10-47

App F IX 4

†Previous References.

1949 50

MM

File No ~~10-47~~

Serial Nos ~~128, 129~~ 128, 129

Later References.

GENERAL AND REVENUE SECRETARIAT

Serial Nos.

Part B for ~~Aug 48~~ Dec 48

SUBJECT

Construction & cheap houses by the Town boards for poore and lower middle classes in Bangalore

12903 no 1 6444-71 & 14 12 48 5

To.

The Chairman B D T Boards
Chief Engr Roads & Bldgs
All Comm Bangalore
Comptroller

3/4/52

WD 010861—GPB—25 000—18-9-50

6520/

From the chairman Bangalore Tuberculosis

No J 383/47 dt 27-4-48

Requests sanction to place a sum of Rs 5000/- at the disposal of the Chairman Bangalore Tuberculosis to conduct experiments for putting up small structures for poor and middle class people

1) The proposal is submitted for orders

Ans 8/5 2) The proposal is for orders The experiment seems to be of doubtful utility Some experiments were conducted on suppose case and the Conclusion of "Bradshaw" has been upset to show the wrong principles recommended Perhaps the same design of houses may be continued

the Bangalore city also. The Engineer Officer in charge of the Bhoreaja Improvement Trust Board might be deputed to Mysore there for a day or two to discuss the present financial condition of the State & suggest steps to be taken to meet the -spend so much money on developments

3) [illegible] received [illegible] 8/5/48

4) The Chief Engr for R & B may be consulted & a note on the -the proposal ~~xxx~~ on the first instance such experiments may prove useful in long run

U O No 314/11-5-48 10/5/48

5) Forwarded with compliments to the Chief Engineer for Roads & Buildings for favour of his opinion on the above proposal

[illegible]
10/5/48

Secretary
10/5/48

Addl Secy (VT) PA to see me
12/5/48

6520/LT

6/ No 526 Dated, 14/6/48

Returned with compliments

2 The details of the Scheme if any, and a note on the nature of the experiments to be conducted may kindly be caused to be sent

14/6

CHIEF ENGINEER FOR
ROADS AND BUILDINGS

The Secretary to Govt
Revenue Department

7/ submitted with a draft letter to the chairman Bungalow Trust board to get the particulars

8/ Prosecutrice

To

The chairman
Bungalow Trust board
17825 & 18/6/48
calls for certain particulars

C 521
CYNL

9) Reference is invited to the
Hqrs y under note vide 3/148 dated 12/7/48
forwarded by the Chairman C D O Board
Hqrs above along with the note on the
Labour housing scheme at gross details
of the scheme in question required by the
Chief Engineer for Roads + Buildings in
paras above In the three buildings
on an experimental scale are under
construction on the Railway platform Road
An inspection there will enable further
details being furnished Hence this file
10) Yes will be sent again shortly to the C E for
RSB for remarks with reference to para
supra

Reverting from
11) Forwarded with compliments 30 7 48
to the Chief Engineer for Roads +
Buildings — with reference to para 6
for favour of further remarks
early return

3/8/48 for Secretary

3/8/48
11 C

OFFICE OF THE CHIEF ENGINEER OF INDIA
REGD NO U 060
DATE 6-8-48
BANGALORE

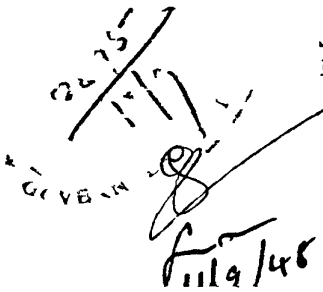
U O No 100 Lated 9-9-48
cnet u

12) Returned with compliments

2 The estimate amounting to Rs 4 600/- for the two blocks may be approved

Secretary to Government
Revenue Department

CHIEF ENGINEER FOR
ROADS AND BUILDINGS
1-9-48



F.111 9/48

13) submitted
separate proposals have been received from the Asst Engr to entitle a sum of Rs 5000 for the purpose mentioned above for orders of which the amount
A/ not been awarded
has

14) A/ have not orders been issued yet thereon ?
25/ 17-9-48

15) This will be submitted after the issue of orders in the linked file
Por 29/9

16) Appl, with enquiry, returned as directed
9/12

[W/wsae
~~Estimate~~ for the construction
of cheap houses as an experimental measure
at Bangalore

6 WW

1) submitted with a copy of G
WL 6444-7/ML 10-47-129 / flag B
& 14-12-48 sanctioning
the contribution of Rs 5000/-
out of the funds of the B cy-
mlg for the work in question
with reference to para 16 supra

2) If approved the chairman
will be requested to intimate
whether any amount is still
necessary out of the funds
of the Board towards this
scheme in addition to
the municipal contribution
of Rs 500/- placed at his
disposal & whether the work has already
been executed to the finish
has

30/12 3) A draft letter may please
Fr 5-1-49 up vinting the attention of
the chairman C D & B Mores to
the proceedings in the matter &
for
flag

4) A draft letter is further is enclosed
has 1st. B. 109
2) Draft for flag

6520 / mt / 470 / 48 W
/ 6514 / mlw

To

The chairman, C & T B, Bangalore
L 8333 / dt 21/1/49
calls for information

Secy A 22/1

Letter No J 463 / 48-49 dt
16-2-49 from the chairman
Bangalore Trust Board
requesting sanction to advance
a sum of Rs 5000/- out of the
funds of the Board towards
the construction of cheap houses
on an experimental measure

22) Submitted with a draft
letter calling for certain particulars

Sd/-
14/3
Pr 15/3/49

23) Issued
15/3/49

To,
The chairman, C & T B
L 10509 dt 18/3/49
calls for certain information

Letter No 5 dt 5-10-18 / 46-9 dt 12-3-49 from the Chairman Bangalore city Improvement Trust Board in the matter

Letter No ~~5~~ dt 5-46-7 dt 25/3/49 from the same officer

24) Submitted with note on the matter

The chairman Bangalore city Improvement Trust Board had in his letter dt 27/4/48 (file No 1) submitted proposals for the grant of a sum of Rs 5,000 out of the funds of the Trust-Board to conduct experiments for putting up small structures for the poor and the middle class people

25) In the meanwhile, proposals have been received from the Municipal Commissioner city forwarding a resolution

7453/wl grant for the construction of cheap houses on Bungalows

General and Revenue Secretariat

File No

App F III 2

of 194

Serial No

of the Govt to contribute a sum of ~~Rs 5000/-~~ Rs 5000/- for this purpose This was approved

Now the chairman requests sanction to the grant of Rs 5000 out of the funds of the Trust-board to put up pool cement houses of a type different from the one towards which the municipal council have contributed

A draft letter is put up calling for information as to the places where this type of houses will be constructed

Mr
4/5

J Stone
for
2/5/39

To,

The Chairman T
N-K 12903 of 6/5/39
calls for a report

If approved, three drafts will be put up for the present

16/5 B

for 16/5/39

1

OFFICE OF THE CHAIRMAN,
City Improvement Trust Board,
No 385 [illegible]
Dated, Bangalore, the 27th April 48

GENERAL & SECRETARIAL & MUNICIPAL BRANCH
65-20
3 MAY 1948

SYED ABDUL ALEEM, ESQ, B A,
Secretary to Government,
Revenue Department,
BANGALORE

Sir,

I have the honour to state that at the special meeting held on 16-4-48 the proposal of the Engineer Officer to conduct experiments to put up small structures for poor and middle class people adopting all possible economy and requesting for this purpose a sum of Rs 5,000/- was placed before the Board for consideration A copy of the Engineer Officer's proposal which was placed before the Board is enclosed for favour of reference This was considered by the Board at the above meeting and after some discussion as to the details of the Scheme it was resolved

"That a sum of Rs 5,000/- be sanctioned for putting up structures proposed by the Engineer Officer in his Note, sanction of Government being obtained to meet the cost out of the closing balance of the Trust Board "

P T O.

CHAIRMAN,
City Improvement Trust Board
Bangalore

File No of 194 | General and Revenue Secretariat

Serial No

I accordingly request that sanction of Government may kindly be obtained to the above proposal and for placing a sum of Rs 5,000/- at the disposal of the Engineer Officer attached to the Trust Board for carrying o the experiments as allowed by the Board

I have the honour to b
Sir,
Your most obedient serv

C V Varadaraja
CHAIRMAN

REPORT dated 2nd April 1948 from the Engineer Officer, City Improvement Trust Board, Bangalore

=======

Housing problem in Bangalore is too well known to be described in this Note The Trust Board has taken up large schemes of Housing labour, poor lower middle class people Many experiments are being carried out throughout India and elsewhere to produce cheap houses for accommodating the above type of people

1 Pre-fabricated houses with columns and pannels have been thought of and worked out in foreign countries

2 Using cement concrete blocks in the construction of houses has also been worked and demonstrated by the Cement Marketting Co of India Ltd

3 Mass lean concrete for walls has also been tried for walls to reduce the cost of buildings

4 Mud walls well compacted are also under examination

I believe by employing local materials, using simple machineries in the construction, the cost of construction of buildings can be brought down appreciably Generally, the items that swell the cost of construction are the following -

1 High cost of building materials

2 High cost of labour

3 Unefficiency of present labour

I think it is necessary to conduct certain experiments and put up small structures adopting all possible economy In this connection, the Board may be kindly requested to place an amount of Rs 5,000/- for carrying out experiments and to put u buildings at cheap cost

---

"C O P Y"

CHAIRMAN,
City Improvement Trust Board,
Bangalore

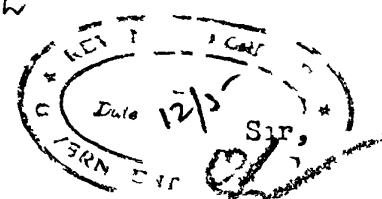
G No 417/W 8
See plan, esh & scale three

OFFICE OF THE CHAIRMAN,
City Improvement Trust Board,
Dated, Bangalore, the 11th May 1948

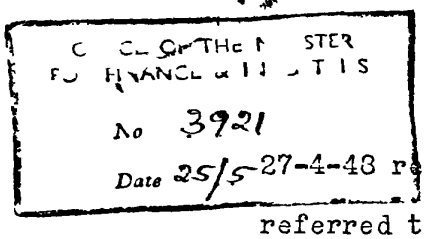
To

SYED ABDUL ALEEM, Esq, B A,
Secretary to Government,
Revenue Department,
BANGALORE

Mr Meeon



Sir,



Subject - Building of cheap houses for poor and lower middle classes

Further to my letter ~~to your~~ No G 385/47-48 dated 27-4-48 requesting sanction to the resolution of the Board - referred to in that letter, I have the honour to state that in connection with the above proposals, plans and estimates for the construction of a block of 4 houses with special reference to labour were prepared by the Engineer Officer, who has been also conducting experiments in regard to constructing mud walls (soil cement) According to the proposals a house could be put up approximately costing Rs 1,350/- including the site value The note with plans and estimates are herewith enclosed

submitted the premises reference bearing this office No 6520 has already been submitted for which is for orders of this may not be worked up after its return

Land cops with Compactor

21/5

may be sent to Continuation to Headquarter for guidance Secretary

On a requisition from the Minister of Finance and Labour the copies of these plans and estimates have been furnished

In the meantime, it is understood that the Bangalore City Municipal Council have passed a resolution on 8-5-1948 that a sum of Rs 5,000/- be placed at the disposal of this Trust Board for putting up these constructions

Perused 21/5/48

for perusal

I may say in this connection that experiments made so far have been in the opinion of the Engineer Officer ~~are~~ satisfactory, and the structures could well be put up They a decided improvement on the Thatti houses being put up in -

experience to the were that

(in 2 sheets)

21/5 for may be worked submitted with file

PTO (with Cash)

in Mysore, and far more permanent Should the structure after being put up meet with approval, and come to expectations, a substantial contribution will have been made towards getting houses which are cheap and at the same time substantial

I have the honour to be,
Sir,
Your most obedient servant,

C V Narayana Rao
CHAIRMAN

THE CITY IMPROVEMENT TRUST BOARD,
Dated, Bangalore, the 1st May, 1 9 4 8

LABOUR HOUSING SCHEME

The miserable conditions under which the working class a e accommodated are too well known to be explained in this Note It has become the responsibility of the Government or other Agency to house the labour with a view to improve their conditions, physically, mentally and morally

The cost of construction of labour houses has always been a primary concern of different Agencies particularly during the war and after The cost of construction of buildings has gone up tremendously due to the increase in cost of materials and labour The difficulty to secure building materials has also retarded the progress of construction of such labour houses Due to the above reason it has come almost impracticable from financial point of view to construct labour houses and allow the labour to occupy houses in healthy surroundings

Keeping the above difficulties and impediments and the high cost of construction in view, an ingenious method of construction adopting such of the old method of construction and making use of all local available materials in the construction has been adopted in the design now explained in the note It is estimated that the cost of structures could be reasonably reduced In this connection, it may be necessary to point out that a few Machinery to save costly labour and valuable time have to be used in the above construction A list of machineries necessary, is also furnished in this Note

It is proposed to construct blocks containing 4 Units as shown in the plan These blocks are detached from one another by a reasonable open space so as to allow a nice Colony to spring up instead of series of small Units side by side looking like a pigeon hole These blocks are given enough side and front open spaces so that the residents in that locality can feel that they are amidst real dwelling quarters Each unit of labour quarters consists of a front verandah with the traditional pial, a hall, a bed room, a kitchen and a bath and a lavatory outside in the open area A small open yard is also attached to each unit to facilitate proper ventilation to the buildings and to give a little moving space within each unit A Washing Platform is also provided in a corner of the open yard The plinth area of each unit including Bath and lavatory is 400 Sq Ft In th above design of the building, the recommendation of the National Housing Authority of Bombay has been adopted avoiding particularly single room tenements

Details of construction of labour quarters specifications

1 Concrete will be in cement in the proportion of 1 6 12 for quicker and stronger work Cost cheaper than lime concrete

2 Foundation, basement and super structure will be soil cement blocks of 15"x 10"x 8"

ADVANTAGES

(a) Easy manufacture
(b) No fuel consumption
(c) Easy construction
(d) Bigger size which enables quicker work ~~ensuring~~ ensuring quantity of work to be done
(e) Cheaper than Brick wall

3 Roofing - Burnt stone slab roofing with a slight slope and joint cement pointed

Advantages - (a) No usage of too much cement
(b) Usage of local materials,
(c) No necessity of flat tiles
(d) No necessity of bottom plastering

4 Flooring - Burnt stone unsize pitching stones grouted with cement and pointed

Advantages - (a) It is cheaper than any other type of flooring
(b) it is much stronger

5 Plastering - Cement dashing with cement guns

Advantages - Quick and cheaper

6 Colour washing and white washing -

To be done with cement guns

7 Doors and Windows.-

It is proposed to have no frame and no iron fittings Only shutters will be fitted to the Openings adopting old method of support and fastening

8 R C Lintels for Doors & Windows -

This will be produced in large scale

9 R C Ventilators.

These will be produced in large scale

10 Costly parapet walls will be avoided

11 Four electric lights will be provided with only one switch and thus reducing the cost of installation

12 Sanitary arrangements

It is proposed to provide flush-out lavatory to every Unit This procedure will avoid the appointment of a big establishment for maintaining public common latrines The common latrines are always a source of nuisance to the users The places where the common latrines is situated is generally made very filthy by improper use and hence, people do not approach such latrine They take advantage of small areas reserved for recreation grounds and spoil them Further, the difficulty experienced generally by the ladies to take their children to the common latrine is also very great During night times, the ladies cannot afford to go a long distance leaving their houses uncared During sickness and during epidemics the common latrine will be a source of individual inconvenience and public danger Further, the cost of construction such combined common latrine will be in no way cheaper than giving individual latrines to each Units Each individual latrine could be kept clean by the owner and it is very convenient to the inmates particularly to ladies and children Hence, it is advocated that every labour house should have its own flush-out lavatories

13 Water - It is proposed to have only one tap in the Open Yard

The total cost of the labour Block of two Units including the value of site at Rs 3/- per Sq Yd and including supervision and provision for tools and plant charges at 15% comes to Rs.2,700/- as per estimated enclosed This works out to Rs 3-6-0 per Sq Ft of built area which is nearly 20% less than the normal cost of building houses in these days The cost of structure alone will be Rs 2-14-0 per Sq Ft as compared with Rs 9/- (as per present method of construction)

To undertake the construction of such houses on a large scale, it is proposed to avoid manual labour as much as possible and resort to machineries, as manual labour is too costly and too slow for the rapid work that the Government is contemplating in this direction Hence, it is suggested that the following machineries may be required for rapid progress of work

1 Stone Crushers
2 Soil Cement Block Making Machinery
3 Crane for hoisting slabs
4 Lorries
5 Water Lorries
6 Cement guns
7 Water Sprayers and pumps
8 Concrete mixtures
9 Small Workshop consisting of a small Lathe drilling etc
10 carpentery section with a saving bench and planning machineries
11 Spray Painting equipment

PROGRAMME.

If proper arrangements are made and the above machinaries are made available it would be possible to construct houses of the type shown in the plan in 20 days time as detailed below -

1st Day	Excavation of foundation
2nd Day	Laying cement concrete
3rd Day	Construction of foundation and basement
4th Day	Super structure up-to window cill level
5th Day	Super structure up-to door level
6th Day	Placing of lintel slabs and super structure up-to the roofing level
7th,8th & 9th	Roofing with slabs and pointing
10th and 11th	Plastering
12th,13th & 14th	Flooring and colour-washing
15th and 16th	Fixing of doors and windows and painting
17th,18th & 19th	Electrical installation, water-supply and sanitary fittings
20th day	Occupation

THE FINANCIAL ASPECT

According to the detailed estimate furnished herewith the Plinth area of each Unit will be 407 Sq Ft and the cost of construction including site will be Rs 1,350/- working out at Rs 3-6-0 per Sq Ft of built up area The cost of structure alone is estimated to be Rs 2-14- Sq foot of built up area Each unit can be conveniently rented out at Rs 6-12-0 per month This will yield a return of 6% for the capital investment

The plan and estimate are enclosed herewith

Sd/-R MADHAVAN

ENGINEER OFFICER,
City Improvement Trust Board
Bangalore

"C O P Y"

CHAIRMAN,
City Improvement Trust Board,
Bangalore

MSS

THE CITY IMPROVEMENT TRUST BOARD,
BANGALORE

Estimate for constructing one block of 4 Units to Labourers
(Quantities taken out for two units only)

Details of works	No	Measurements L	B	D	Quantity	Rate	Per	Cost
Earth work excavation for doundations and refilling the same in - basement dulywatering and tamping								
Long walls	2	40	1½	2	240			
Cross walls	5	14	1½	2	210			
Partitions	2	10	1½	2	60			
-do-	2	8	1½	2	48			
Bath Rooms	2	23	1½	2	138			
-do-Cross walls	5	5	1½	2	75			
					685 or			
				C Yd	28	-8-0	C Yd	14-0-0
Laying Cement concrete bed(1 6 12) for foundations								
Long walls	2	40	1½	½	60			
Cross Walls	5	14	1½	½	52			
Partitions	2	10	1½	½	16			
-do-	2	8	1½	½	12			
Bath Rooms	2	23	1½	½	35			
-do-Cross walls	5	5	1½	½	19			
					194	0-8-0	D ft	97-0-0
Soil concrete blocks construction for foundations								
Long walls	2	40	1	1½	120			
Cross walls	5	14	1	1½	105			
Partitions	2	10	1	1½	30			
-do-	2	8	1	1½	24			
Bath Rooms	2	23	1	1½	69			
-do-Cross walls	5	5	1	1½	38			
--do-- for basement and super structure								
Long walls	2	40	5/6	10	667			
Cross walls	5	14	5/6	10	583			
Partitions	2	10	5/6	10	166			
-do-	2	8	5/6	10	133			
Bath Rooms	2	23	5/6	8½	324			
-do-Cross walls	5	5	5/6	8½	177			
				C Ft	2,051			
Deductions - For Almirah	6	2½	5/6	4	50			
" Windows	8	2½	5/6	4½	75			
" Doors	6	2½	5/6	6½	81			
" "	2	2½	5/6	6	25			
" Ventilators	4	2½	5/6	2	16			
Total deductions				C ft	247			
Balance (2,051- 247)					1,804	0-6-0	C Ft	680-0-0
Roofing with Burnt stone slabs - including treating joints								
Verandahs	2	12	5½	-	132			
Hall	2	10	11	-	220			
Bed Room	2	10	11	-	220			
Kitchen	2	8	11	-	176			
Bath	2	7	7	-	98			
Lavatories	2	5½	6	-	66			
					9 12	45-0-0	Sqr	410-0-0
Providing Jungle wood doors& windows shutters only with special fixtures- including painting Doors	6	6½	-	6½	97			
" Windows	8	2½	-	4½	90			
		S Ft.			217	1-0-0	S Ft.	217-0-0

6	Providing & fixing R C C Ventilators	4	2^1 - 2	20	0-8-0	S Ft	10-0-0
7	Providing & fixing R C C Lintel slaps	28	4 5/12 -	46	3-0-0		138-0-0
8	Parapet wall with soil cement blocks	2	40 5/12	17			
		3	14 5/12	9			
				26	0-6-0	CFt	10-0-0
9	Flooring with unsizeslabs with cement grouting - Verandahs	2	7^1 4^1 -	67			
	Halls	4	10 8 -	320			
	Kitchen	2	10 6 -	120			
	Bath	2	6 5 -	60			
				5.67	15-0-0	Sqr	85-0-0
10	Cement flooring Bath	2	3 4 -	24			
	Lavatories	2	5 $3\frac{1}{2}$ -	35			
				59	20-0-0	"	10-0-0
11	Special cement dash forfor plastering Out-side	4	11^1 - 10	460			
	"	2	17 - 10	340			
	"	2	16 - 10	320			
	"	1	23 - 8^1	195			
		2	7 - 8^1	119			
	Inside	4	36 - 9	1296			
	"	4	4^1 - 9	162			
	"	2	32 - 9	576			
	"	2	22 - $7\frac{1}{2}$	330			
	"	2	17 - 7	255			
				40 53	2-0-0	sqf	81-0-0
12	White & colour washing (as per plastering)			40 53	0-4-0	Sqr	10-0-0
13	Electric lights	4	- -	4	10 each		40-0-0
14	Tap	1	- -	1	20/-		20-0-0
15	Providing H Closet & sanitary - arrangements	1	-	1	50/-		50-0-0
16	Unforeseen works Lumpsum						128-0-0
					Total		2,000-0-0
1	Add supervision charges, Tools & plant charges - 15%						300-0-0
	Total cost for one block of 2 Units						2,300-0-0
	Total cost for one block of 4 Units						4,600-0-0

R Muthaiah 11/5/4

ENGINEER OFFICER,
City Improvement Trust Board
Bangalore

1 SS

To, L 17829
The chairman, 18/6/48
T Nagar
Bangalore

With reference to
your letter No T 385/47
dt 27-4-48 re the
amount to be placed
at the disposal of the
Engineer officer of the
Trust for conducting
experiments to fortify
small structures
for the poor & the middle
class people, I am

directed to report how
to send a note
showing the details
of the scheme. It and
and on the nature
of the experiments
proposed to be
conducted by the
Engineer officer

I have the
honour
to be
Sir
Your
Obedient
Servant

No G 37/48

OFFICE OF THE CHAIRMAN,
City Improvement Trust Board,
Dated, Bangalore the 12th July 1948

GENERAL & REVENUE SECRETARIAT
13
15 JUL 1948
470
MUNICIPAL BRANCH

TO

JANAB SYED ABDUL ALEEM, B A ,
Secretary to Government,
Revenue Department,
BANGALORE

REVENU
1417

Sir,

Subject - Construction of cheap houses on experimental basis

*****

With reference to the Correspondence ending with your letter No L 17829 dated the 18th June 1948 asking for a Note on the details of the above Scheme, I have the honour to invite reference to this Office letters No G 385/47-48 dated 27th April 1948 and No G 417/47-48 dated 11th May 1948 with which copies of detailed Notes, plans with estimates, connected with the Scheme, have been sent to Government Further reference is invited to this Office reply No G 31/48 dated 10th July 1948 to your Unofficial Note No 366 dated 7-7-1948 on the subject, with which a copy of the detailed Note and Estimate connected with the Scheme have been again sent.

I may add in this connection that sanction to the utilization of Rs 5,000/- from the Trust Funds for putting up these structures on experimental basis, does not now appear to be necessary, in view of the contribution of Rs 5,000/- received from the Municipality for similar purpose as detailed in my reply to your Unofficial Note No 366 dated 7-7-1948

I have the honour to be,
Sir,
Your most obedient servant,
C V Narasimha
CHAIRMAN

MSS

(1) L 8333
21-1-49

To,

The Chairman C I T
Board, Bangalore

Sir,

With reference to the correspondence ending with your letter No F 37/48 d 13-7-48 re the construction of cheap houses as experimental measure I am directed to invite reference to your No L 64 44-7/ ML 10-47-129 d 14-12-48 sanctioning a contribution of a sum of Rs 5000/- out of the funds of the Board for the purpose enquiring, and to ensure whether any amount is still to be sanctioned for this purpose from the Trust Board funds

Yours faithfully,

for Secy

Fig B

6514/Md
1-3-49

Z463/48-9

OFFICE OF THE CITY IMPROVEMENT TRUST BOARD,
"Ranga Vilas", Seshadri Road,
Dated, Bangalore, the 16th February 1949

Secretary to Government,
General Department,
Bangalore

Sir,

SUBJECT - Grant of a sum of Rs 5,000/- for the construction of cheap labour houses as an experimental measure

With reference to the correspondence ending with your letter No L 6333 dated 21-1-1949 enquiring whether in view of the contribution of Rs 5,000/- sanctioned by Government out of the funds of the Bangalore City Municipality for the construction of cheap houses as an experimental measure, any amount is still required to be sanctioned for the purpose, I have the honour to state that the subject was placed before the Board for consideration at its meeting held on 23-1-1949 and the Engineer Officer stated that if a further sum of Rs 5,000/- was sanctioned, soil cement houses of a different design(single tenement) could be put up in the same area where the present experimental houses are put up, for purposes of demonstration

2 After some discussion, it was resolved

"That Government be addressed to sanction the amount, the same being used to put up soil cement houses(single room tenement) of a different type, as an experimental measure"

3 I accordingly request that as resolved by the Board, sanction of Government may kindly be obtained to utilise a sum of Rs 5,000/- from out of the Trust Funds for the construction of soil cement houses of a different design as specified above

Yours faithfully,
C V Narasimha Rao
for CHIEF OFFICER

KRR/-

G P S App Γ G 3

GΓNERAL AND REVENUE SLCRETARIAT

(*Continuation sheet draft form*)

L 10109
18/3/49

To,

The Chairman, C & T Board, Bangalore

Sir,

With reference to your letter No J 463/48-49, & 16/2/49, we grant ~~for~~ a further sum of Rs 5000/- out of the funds of the Trust Board for the construction of Check bunds, I am directed to request you to intimate the definite purpose for which the advance ~~out~~ is required in the budget ~~estimates~~ of the Board for 48-49 out of which this advance will be met

It may also be stated whether tenders have been applied to find out the strength of

WD 6868 – GPP—5 000—9 8 47

and durability of these houses
constructed on an experimental
measure, ~~and~~ whether these
houses may be constructed on
a mass scale

~~Whether any suitable method~~

Whether this scheme has been
approved & recognised by any
outside agencies and what the
opinion of the chief engineer
for R&B ~~on the matter~~ in the
matter is ~~may please be~~
~~known~~ intimated.

An early reply is requested

Yours faithfully
for
Engineer

Ref
153/49

RECVE 2453 TADI

No 546-7/48-9 Office of the City Improvement Trust Board,
Ranga Vilas, Seshadri Road,
Dated, Bangalore, the 25th March 1949

To

The Secretary to Government,
General Department, Bangalore

Sir,

SUB - Grant of a sum of Rs 5,000/- for the construction of cheap Model Houses

With reference to your letter No L 10509 dated 18-3-49 asking for certain particulars on the above subject, I have the honour to state that the Engineer Officer from whom a report was called for in the matter, states in his report No 4095/48-49 dated the 24th March 1949 that tests were made to find out the strength of the soil cement blocks with which these houses have been constructed as an experimental measure on the Platform Road, that it is found that these blocks are stronger than ordinary bricks and take a much heavy compressive load, that since the houses are constructed very recently, it is too early to say anything about its life and duration but it may be stated that the houses are there exposed to sun and rain for the last 8 to 9 months showing absolutely no deterioration whatsoever The report is enclosed for

2 The Chief Engineer for Roads and Buildings who has seen these buildings ~~[illegible]~~ be requested to give his considered opinion in the matter

3 As regards the source from which the advance of Rs 5,000/- has to be met, asked for in this connection it may be stated that it might be met out of the provision of Rs 35,000/- met under Unforeseen works under '7 b - Unremunerative works in the budget of the Board for 1948-49 sanctioned in G O No L 8155-6/Ll 40-48-4 dated 17/21-1-1949

Yours faithfully,

Chairman

HR/gvm

25/3

Report No 4095/48-49 dated 24-3-49 from the Engineer Officer, C I Trust Board, Bangalore, to the Chairman, City Improvement Trust Board, Bangalore

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Re Grant of a sum of Rs 5,000/- for the construction of Cheap Houses

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With reference to your memo calling for a report on the several points raised by the Secretary to Government, Genl Department, I write to inform you as follows

1 The advance of Rs 5,000/- for the construction of Cheap Houses will be met out of the provision of Rs 35,000/- provided under 'Unforeseen works under 7 (b) of Unremunerative works in the Budget of the Trust Board for 1948-49 sanctioned in G O No L 8155-6/A1 40-48-4 dated 17/21-1-1949

2 Tests were made to find out the strength of the Soil Cement Blocks with which these Houses are constructed These blocks are stronger than ordinary bricks and take a much heavier compressive load The houses have been constructed recently and it is too early for us to say about their life and durability But it may be stated that the houses are there exposed to Sun and Rain for the last 8 months showing absolutely no deterioration whatsoever

3 So far, plenty of enquiries are coming in with regard to this type of construction and no outside Agencies have yet recognised

4 The Chief Engineer for Roads and Buildings is intimately aware of the design and he may be requested to give his considered opinion in the matter

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' Copy

Ramanna

FOR CHAIRMAN 25/3

GVM/-2-

L12-903
9.5.64

To,

The Chairman, CWT Board,

Bangalore

Sir,

With reference to the correspondence ending with your letter No F 5 46-7/63-64 dt 25/3/64 on the grant of Rs 5,000/- out of the funds of the Trust Board for the construction of cheap houses I am directed to request you to intimate the place in which these different type of houses, as referred

in the board's resolution of 1/10/[illegible]
will be constructed and whether
the opinion of the ~~chief~~ chief
Engineer for Roads called for
or the durability etc of
these bases has been received.

~~So the power was~~

~~The~~ petition stated if a need
The construction of bases for the laborers at a
estimated cost of $ for laborers dispersed
directed steps will necessary to take up
this equipment

yours respectfully

Secretary

U O No G 31/48 dated 12th July 1948 of the Chairman, City Improvement Trust Board, Bangalore

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REFERENCE Unofficial Note No 366 dated 7-7-1948 from the Secretary to Government, Revenue Department, asking for certain particulars in connection with the proposal sent up by the Board re conducting experiments to put up cheap houses for poor and labour classes

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Returned with compliments

The Engineer Officer attached to the Board submitted proposals on 2nd April 1948 to conduct experiments to put up small structures for poor and middle classs people and requested for the purpose, a sum of Rs 5,000/- being placed at his disposal

This was placed before the Board at its special meeting held on 16-4-1948 and the Board approved of the proposal A recommendation was accordingly made to Government in this office letter No G 385/47 dated the 27th April 1948 requesting sanction to the above proposal and for permission to utilise Rs 5,000/- out of the Trust Funds for the purpose

About this time, the Minister for Labour who was interested in the matter having come to know of this proposal before the Board ask for details of the proposals with plans and estimates They were accordingly sent to him by this office A copy of the note and the estimate connected with the scheme are enclosed for ready reference

The Bangalore City Municipality asked for details of the propo under contemplation They were also furnished with a copy of the No and estimate for putting up a block of 4 cheal houses The Municipal Council at their meeting held on 8-5-1948 resolved that a sum of Rs 5,000/- be immediately placed at the disposal of the City Improveme Trust Board for putting up one block of cheap houses for labour and result be communicated immediately to the Council Accordingly the Commissioner, City Municipality, placed at the disposal of the Board a sum of Rs 5,000/- by means of a Cheque dated 29-5-1948 for putting the cheap houses for them

It may be stated in this connection that the proposal conta in Municipal Commissioner's letter No A6 P R 142/47-48 dated 9th June 1948 addressed to you in respect of experiment in cheap house construction contained in the proposals made by this office in let G 385 dated 27-4-1948

Now that the Municipality have placed at the disposal of the Board funds necessary for constructing the cheap houses referred to above on experimental basis, this will be utilised for conducting the experiment, referred to in my letter dated 27-4-1948 Therefore there is no necessity for placing at the disposal of the Engineer Officer any more money out of the Trust Board funds for the purposes of carrying on the experiments proposed by him

If however Government are pleased to permit the utilisation of a further sum of Rs 5,000/- from the Trust funds, another block of 4 houses will be put up for demonstration purposes

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"Copy"

THE CITY IMPROVEMENT TRUST BOARD,
ated, Bangalore, the 1st May, 1 9 4 8

LABOUR HOUSING SCHEME.

The miserable conditions under which the working class are accommodated are too well known to be explained in this Note It has become the responsibility of the Government or other Agency to house the labour with a view to improve their conditions, physically, mentally and morally

The cost of construction of labour houses has always been a primary concern of different Agencies particularly during the war and after The cost of construction of buildings has gone up tremendously due to the increase in cost of material and labour The difficulty to secure building materials has also retarded the progress of construction of such labour houses Due to the above reason it has come almost impracticable from financial point of view to construct labour houses and allow the labour to occupy houses in healthy surroundings

Keeping the above difficulties and impediments and the high cost of construction in view, an ingenious method of construction adopting such of the old method of construction and making use of all local available materials in the construction has been adopted in the design now explained in the note It is estimated that the cost of structures could be reasonably reduced In this connection, it may be necessary to point out that a few machinery to save costly labour and valuable time have to be used in the above construction A list of machineries necessary, is also furnished in this Note

It is proposed to construct blocks containing 4 Units as shown in the plan These blocks are detached from one another by a reasonable open space so as to allow a nice Colony to spring up instead of series of small Units side by side looking like a pigeon hole These blocks are given enough side and front open spaces so that the residents in that locality can feel that they are amidst real dwelling quarters Each unit of labour quarters consists of a front verandah with the traditional pial, a hall, a bed room, a kitchen and a bath and a lavatory outside in the open area A small open yard is also attached to each unit to facilitate proper ventilation to the buildings and to give a little moving space within each unit A Washing Platform is also provided in a corner of the open yard The plinth area of each unit including Bath and lavatory is 400 Sq ft In the above design of the building, the recommendation of the National Housing Authority of Bombay has been adopted avoiding particularly single room tenements

Details of construction of labour quarters specifications

1 Concrete will be in dement in the proportion of 1 6 12 for quicker and stronger work Cost cheaper than lime concrete

2 Foundation, basement and super structure will be solid cement blocks of 15"x 10"x 8"

ADVANTAGES

(a) Easy manufacture
(b) No fuel consumption
(c) Easy construction
(d) Bigger size which enables quicker work ensuring quantity of work to be done
(e) Cheaper than Brick wall

Roofing - Burnt stone slab roofing with a slight slope and joint cement pointed

Advantages - (a) No usage of too much cement
(b) Usage of local materials,
(c) No necessity of flat tile
(d) No necessity of bottom plastering

Flooring - Burnt stone unsize pitching stones grouted with cement and pointed

Advantages - (a) It is cheaper than any other type of flooring
(b) It is much stronger

5 Plastering - Cement dashing with cement guns

Advantages - Quick and cheaper

6 Colour washing and white washing -

To be done with cement guns

7 Doors and windows.-

It is proposed to have no frame and no iron fittings Only shutters will be fitted to the Openings adopting old method of support and fastening

8 R C Lintels for Doors & Windows -

This will be produced in large scale

9 R C Ventilators -

This will be produced in large scale

10 Costly parapet walls will be avoided

11 Four electric lights will be provided with only one switch and thus reducing the cost of installation

12 Sanitary arrangements -

It is proposed to provide flush-out lavatory to every Unit This procedure will avoid the appointment of a big establishment for maintaining public common latrines The common latrines are always a source of nuisance to the users The places where the common latrines is situated is generally made very filthy by improper use and hence, people do not approach such latrine They take advantage of small areas reserved for recreation grounds and spoil them Further, the difficulty experienced generally by the ladies to take their children to the common latrine is also very great During night times, the ladies cannot afford to go a long distance leaving their houses uncared During sickness and during epidemics the common latrine will be a source of individual inconvenience and public danger Further, the cost of construction such combined common latrine will be in no way cheaper than giving individual latrines to each Units Each individual latrine could be kept clean by the owner and it is very convenient to the inmates particularly to ladies and children Hence, it is advocated that every labour house should have its own flush-out lavatories

13 Water - It is proposed to have only one tap in the Open Yard

The total cost of the labour Block of two Units including the value of site at Rs 3/- per Sq Yd and including supervision and provision for tools and plant charges at 15% comes to Rs 2,700/- as per estimate enclosed This works out to Rs 3-6-0 per Sq Ft of built area which is nearly 200% less than the normal cost of building houses in these days The cost of structure alone will be Rs 2-14-0 per Sq Ft as compared with Rs 9/- (as per present method of construction)

To undertake the construction of such houses on a large scale, it is proposed to avoid manual labour as much as possible and resort to machineries, as manual labour is too costly and too slow for the rapid work that the Government is contemplating in this direction Hence, it is suggested that the following machineries may be required for rapid progress of work

1 Stone Crushers
2 Soil Cement Block Making Machinery
3 Crane for hoisting slabs
4 Lorries
5 Water Lorries
6 Cement guns
7 Water Sprayers and pumps
8 Concrete mixtures
9 Small Workshop consisting of a small Lathe drilling etc
10 A carpentary section with a saving bench and planning machineries
11 Spray Painting equipment

ROGRAMME.

If proper arrangements are made and the above machineries are made available, it would be possible to construct - houses of the type shown in the plan in 20 days time as detailed below -

1st Day	Excavation of foundation
2nd Day	Laying cement concrete
3rd Day	Construction of foundation and basement
4th Day	Super structure up-to window cill level
5th Day	Super structure up-to door level
6th Day	Placing of lintel slabs and super structure up-to the roofing level
7th,8th & 9th	Roofing with slabs and pointing
10th and 11th	Plastering
12th 13th & 14th	Flooring and colour-washing
15th and 16th	Fixing of doors and windows and painting
17th,18th & 19th	Electrical installation, water-supply and sanitary fittings
20th day	Occupation

THE FINANCIAL ASPECT

According to the detailed estimate furnished herewith the Plinth area of each Unit will be 405 Sq Ft and the cost of construction including site will be Rs 1,350/- working out at - Rs 3-6-0 per Sq Ft of built up area The cost of structure alone is estimated to be Rs 2-14-0 Sq Foot of built up area - Each unit can be conveniently rented out at Rs 6-12-0 per month This will yield a return of 6% for the capital investment

The plan and estimate are enclosed herewith

Sd/-R MADHAVAN,

ENGINEER OFFICER,
City Improvement Trust Board,
Bangalore

"C O P Y"

CHAIRMAN,
City Improvement Trust Board,
Bangalore

THE CITY IMPROVEMENT TRUST BOARD,
BANGALORE

Estimate for constructing one block of 4 Units to Labourers
(Quantities taken out for two units only)

Sl No	Details of works	No	Measurements L	B	D	Quantity	Rate	Per	Cost
	Earth work excavation for doundations and refilling the same in basement dulywatering and tamping								
	Long walls	2	40	1½	2	240			
	Cross walls	5	14	1½	2	210			
	Partitions	2	10	1½	2	60			
	-do-	2	8	1½	2	48			
	Bath Rooms	2	23	1½	2	138			
	-do-Cross walls	5	5	1½	2	75			
						85 or			
					C Yd	28	8-0	C Yd	14-0-0
2	Laying Cement concrete bed(1 6 12) for foundations								
	Long walls	2	40	1½	½	60			
	Cross Walls	5	14	1½	½	52			
	Partitions	2	10	1½	½	16			
	-do-	2	8	1½	½	12			
	Bath Rooms	2	23	1½	½	35			
	-do-Cross walls	5	5	1½	½	19			
						194	0-8-0	D ft	97-0-0
3	Soil concrete blocks construction for foundations								
	Long walls	2	40	1	1½	120			
	Cross walls	5	14	1	1½	105			
	Partitions	2	10	1	1½	30			
	-do-	2	8	1	1½	24			
	Bath Rooms	2	23	1	1½	69			
	-do-Cross walls	5	5	1	1½	38			
	--do-- for basement and super structure								
	Long walls	2	40	5/6	10	667			
	Cross walls	5	14	5/6	10	583			
	Partitions	2	10	5/6	10	166			
	-do-	2	8	5/6	10	133			
	Bath Rooms	2	23	5/6	8½	324			
	-do-Cross walls	5	5	5/6	8½	177			
					C Ft	2,051			
	Deductions - For Almirah	6	2½	5/6	4	50			
	" Windows	8	2½	5/6	4	75			
	" Doors	6	2½	5/6	6	81			
	" "	2	2½	5/6	6	25			
	" Ventilators	4	2½	5/6	2	16			
	Total deductions				C ft	247			
	Balance (2,051- 247)					1,804	0-6-0	C Ft	680-0-0
	Roofing with Burnt stone slabs - including treating joints								
	Verandahs	2	12	5½	-	132			
	Hall	2	10	11	-	220			
	Bed Room	2	10	11	-	220			
	Kitchen	2	8	11	-	176			
	Bath	2	7	7	-	98			
	Lavatories	2	5½	6	-	66			
						9 12	45-0-0	Sqr	410-0-0
	Providing Jungle wood doors& windows shutters only with special fixtures- including painting Doors	6	6½	-	6½	97			
	" Windows	8	2½	-	4½	90			
						217	1-0-0	S Ft	217-0-0

6	Providing & fixing R C C Ventilators	4	2½	2	20	0-8-0 S Ft	10-0-0
7	Providing & fixing R C C Lintel slaps	28	4 5/12		46	3-0-0	138-0-0
8	Parapet wall with soil cement blocks	2	40 5/12		17		
		3	14 5/12		9		
					26	0-6-0 CFt	10-0-0
9	Flooring with unsizeslabs with - cement grouting - Verandahs	2	7½ 4½	-	67		
	Halls	4	10 8	-	320		
	Kitchen	2	10 6	-	120		
	Bath	2	6 5	-	60		
					5.67	15-0-0 Sqr	85-0-0
10	Cement flooring - Bath	2	3 4	-	24		
	Lavatories	2	5 3½	-	35		
					59	20-0-0	10-0-0
11	Special cement dash forfor plastering Out-side	4	11½	- 10	460		
		2	17	- 10	340		
		2	16	- 10	320		
		1	23	- 8½	195		
		2	7	- 8½	119		
	Inside	4	36	- 9	1296		
	"	4	4½	- 9	162		
		2	32	- 9	576		
		2	22	- 7½	330		
		2	17	- 7	255		
					40 53	2-0-0 sqr	81-0-0
12	White & colour washing (as per plastering)				40.53	0-4-0 Sqr	10-0-0
13	Electric lights	4	- - -		4	10 each	40-0-0
14	Tap	1	- - -		1	20/-	20-0-0
15	Providing H Closet & sanitary - arrangements	1	- -		1	50/-	50-0-0
16	Unforeseen works Lumpsum						128-0-0
						Total	2,000-0-0
1	Add supervision charges, Tools & plant charges - 15%						300-0-0
	Total cost for one block of 2 Units						2,300-0-0
	Total cost for one block of 4 Units						4,600-0-0

R Muthaiah 1/5/4

ENGINEER OFFICER,
City Improvement Trust Board,
Bangalore

PROCEEDINGS OF THE GOVERNMENT OF HIS HIGHNESS
THE MAHARAJA OF MYSORE

READ -

Letter No A6 PR 142/47 dated 9th June 1948 from the Municipal Commissiorer, Bangalore City, requesting in the circumstances stated, approval to his action inhaving placed at the disposal of the Bangalore City Improvement Trust Board, a sum of Rs 5,000/- out of the closing balance of the Municipality for the year 1947-48, in connection with the scheme for the construction of cheap houses by the Trust Board as an experimental measure, in accordance with the resolution of the Municipal Council dated 8th May 1948

ORDER NO L6444-71/ml 10-47-129

Dated, Bangalore, the 14-12-48

APPROVED

Secretary to Government
~~Revenue~~ General

To

The Municipal Commissioner, Bangalore City, through the President, with records
- Comptroller to Government
- Chairman, City Improvement Trust Board, Bangalore
- Chief Engineer for Roads and Buildings in Mysore